

October 10, 2021.

Members of Newmarket Town Council:

Regarding: Public Meeting on October 12, 2021 at 1 PM.

Rezoning of Property at 17680 Leslie Street

Applicant 2491082 Ontario Inc.

File No. D09-NP21-04 (OPA) & D14-NP21-04 (ZBA

My husband Bob & I have lived on Burling Place since 1980 and have enjoyed our quiet neighbourhood as well as the commercial development on the east side of town that has provided a number of amenities close by. During that 40-year period the lot at the corner of Wayne Drive and Leslie Street has been vacant. We are pleased that Council is considering a plan that would make use of that property by providing much needed affordable housing for those who would like to call Newmarket "home".

However, this particular proposal raises a number of concerns.

- i) First of all, the density of the project's 88 townhouses is over ambitious. A proposal to build 20-some townhouses at the corner of Davis and Hamilton Drives over the past few years was defeated. We believe that the size of the properties is similar; therefore, this project as proposed should also be defeated.
- ii) Despite the availability of underground parking for residents, we expect parking for visitors to be of concern because of the limited number of proposed spaces allotted for visitors. We believe that a number of them will park on Burling Place as well as on Hamilton and Wayne Drives.
- iii) Burling Place does not have sidewalks and we believe that additional parking may be an issue of safety. The street is used by residents to walk to school, to local amenities for recreational purposes. Currently, visitors will occasionally park on the street. We feel that additional parking from the development may create more dangerous situations with potential harm to residents. Although Hamilton and Wayne Drive do have sidewalks, parking is already an issue from time to time.
- iv) The narrowness of 'lanes' within the development is of concern as well. This has caused problems in areas such as Brandy Lane Way where two regular sized vehicles cannot pass. Deliveries to this development will cause increased parking and safety issues and traffic flow problems.
- v) We have concerns about the proposed height of the buildings as well. Homes in the area are single and double storied with a bungalow directly adjacent. If

allowed, four stories may affect the quality of life and the property value of existing homes.

- vi) Access to the property via Wayne Drive is of concern as well. That route is already used as a bypass for those wishing to avoid the Davis Drive/Leslie Street intersection. We expect that development residents may use Burling Place to access Davis Drive in an attempt to avoid that intersection as well. The proposed entrance is too close to the Leslie Street intersection. Access to and from the property from Leslie Street or the plaza may make more sense.

As originally said, we support the development of this property for residential housing. However, we would hope that Council will deny this particular application for the reasons listed above. A more reasonable proposal with respect to density, parking and the safety of existing residents should be considered.

Respectfully submitted:

Bob & Nancy McKeraghan,  
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